



Madorsky-Richard House

2675 Flamingo Drive, Miami Beach, Florida Presentation 2.2.21

The Site



The Site



The Site





NEIGHBOR TO THE SOUTH OF LOT



VIEW OF NEIGHBOR FROM THE LOT



2ND HOUSE TO THE SOUTH OF LOT



3RD HOUSE TO THE SOUTH OF LOT



NEIGHBOR ACROSS THE STREET
WEST OF LOT



PROPERTY TO THE NORTH OF LOT



NEW RESIDENCE FOR:

2675 FLAMINGO DRIVE
2675 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

REVISION NO. DATE COMMENTS

HAMED RODRIGUEZ ARCHITECT, INC.
IN ASSOCIATION WITH JOSE DELABERTANNA

2675 FLAMINGO DRIVE, MIAMI BEACH, FL 33140
ARCHITECT: HAMED RODRIGUEZ ARCHITECT, INC.
IN ASSOCIATION WITH JOSE DELABERTANNA
DATE: 10/10/2020

10/10/2020
10/10/2020
NOTED
R

The Site

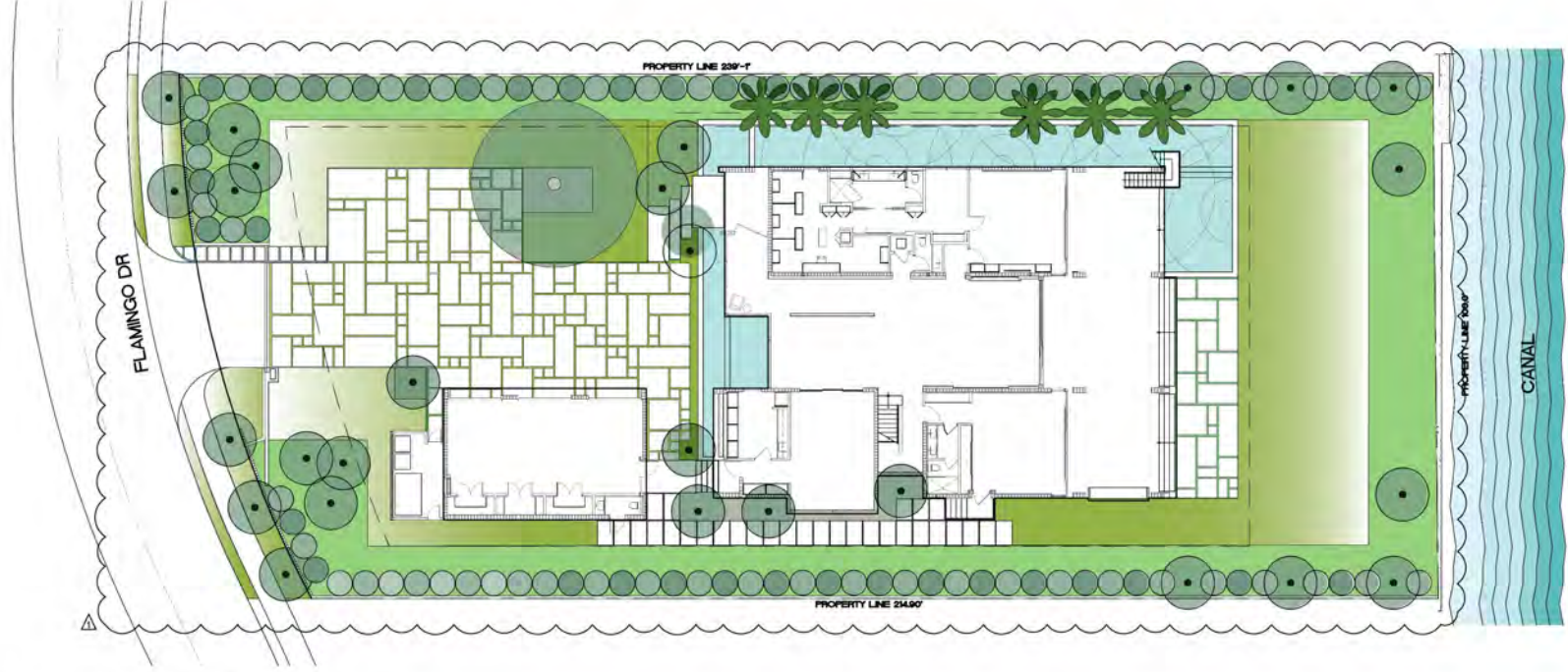
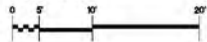




MADORSKY - RICHARD RESIDENCE

RENDERED SITE PLAN

SCALE: 1" = 10'-0"



NEW RESIDENCE FOR:

2675 FLAMINGO DRIVE
2675 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

REVISION NO. DATE COMMENTS

HAI-MED RODRIGUEZ ARCHITECT INC
IN ASSOCIATION WITH: JOSE GELABERT-MAVA

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DATE OF THIS PLAN: 08/14/2017
PROJECT NO.: 17000000000000000000

175 HAI-MED RODRIGUEZ ARCHITECT INC
175 HAI-MED RODRIGUEZ ARCHITECT INC
175 HAI-MED RODRIGUEZ ARCHITECT INC

FLAMINGO DR

PROPERTY LINE 239'-7"

PROPERTY LINE 244'-0"

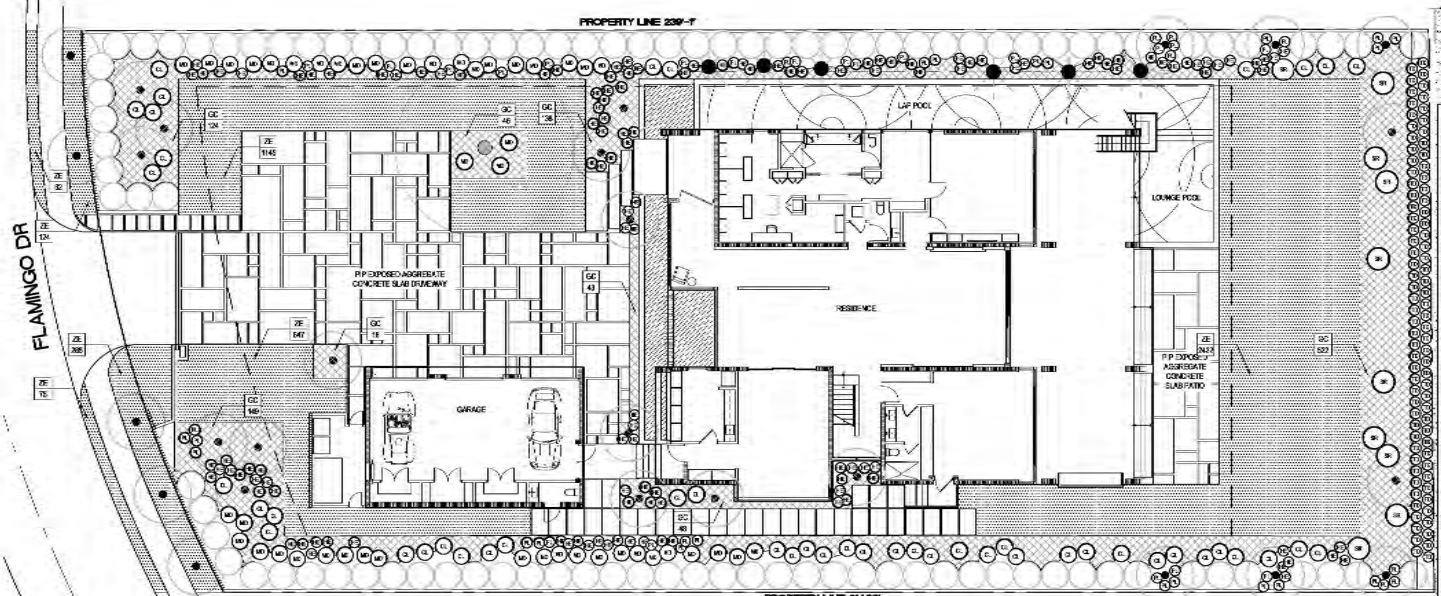
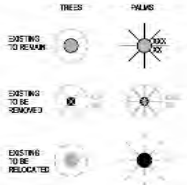
MADORSKY - RICHARD RESIDENCE

Understory Planting Plan

SCALE: 1/8" = 1'-0"



LEGEND



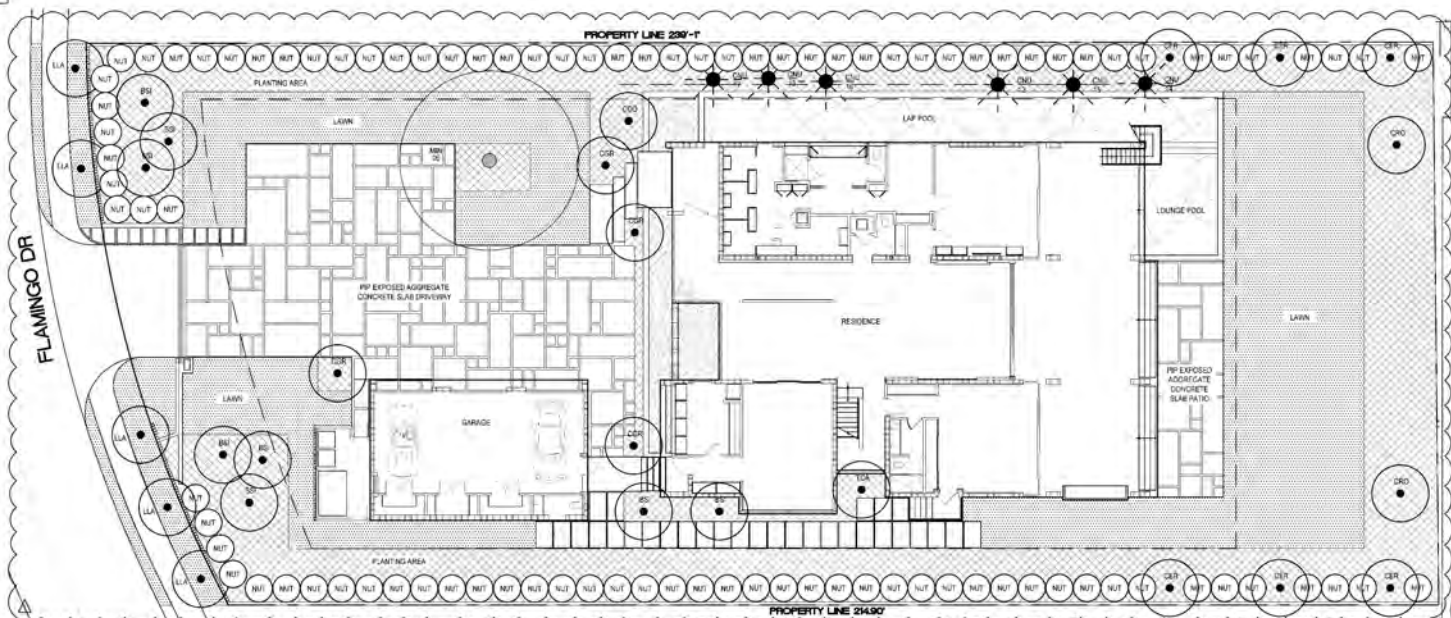
1-22-2020
 ISSUE DATE
 11-22-2019
 DRAWN BY
 AS NOTED
 PER
 1-22-2020
 CHECKED BY
 AS NOTED
 PER
 1-22-2020
 APPROVED BY
 AS NOTED
 PER

CONVA. NO.
 1-22-2020
 ISSUE DATE
 11-22-2019
 DRAWN BY
 AS NOTED
 PER
 1-22-2020
 CHECKED BY
 AS NOTED
 PER
 1-22-2020
 APPROVED BY
 AS NOTED
 PER

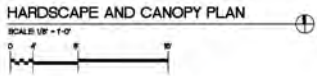
NEW RESIDENCE POOL
 REGIONAL V.L. DATE COMMENTS
 11-22-2019 11-22-2019
 IN ASSOCIATION WITH JOSE DELABERTINAMA
 ARCHITECTURE
 11-22-2019

2675 FLAMINGO DRIVE
 2675 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

L-2.01



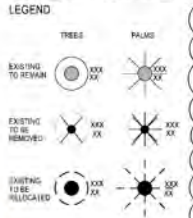
MADORSKY - RICHARD RESIDENCE



LANDSCAPE MATERIALS



EXPOSED AGGREGATE CONCRETE SLABS



CITY OF MIAMI BEACH
LANDSCAPE LEGEND
APPLICABLE TO ALL LANDSCAPE PLANS FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENT, 2019
Revised: 2019

UNSATURATED

1. Minimum 1" (25.4 mm) depth of sand on subgrade or soil
 2. Minimum 1" (25.4 mm) depth of 1/2" (12.7 mm) coarse sand
 3. Minimum 1" (25.4 mm) depth of 1/4" (6.35 mm) coarse sand
 4. Minimum 1" (25.4 mm) depth of 1/8" (3.175 mm) coarse sand

LANDSCAPE INSTALLATION

1. Minimum 1" (25.4 mm) depth of sand on subgrade or soil
 2. Minimum 1" (25.4 mm) depth of 1/2" (12.7 mm) coarse sand
 3. Minimum 1" (25.4 mm) depth of 1/4" (6.35 mm) coarse sand
 4. Minimum 1" (25.4 mm) depth of 1/8" (3.175 mm) coarse sand

IRIGS

1. Minimum 1" (25.4 mm) depth of sand on subgrade or soil
 2. Minimum 1" (25.4 mm) depth of 1/2" (12.7 mm) coarse sand
 3. Minimum 1" (25.4 mm) depth of 1/4" (6.35 mm) coarse sand
 4. Minimum 1" (25.4 mm) depth of 1/8" (3.175 mm) coarse sand

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IRIGS

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 4. Minimum 1" (25.4 mm) depth of 1/8" (3.175 mm) coarse sand

Plant Schedule - Madorsky - Richard Residence

QTY	SYM	Botanical Name	Common Name	Specifications
1	001	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	002	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	003	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	004	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	005	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	006	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	007	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	008	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	009	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	010	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	011	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	012	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	013	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	014	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	015	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	016	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	017	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	018	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	019	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	020	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	021	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	022	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	023	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	024	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	025	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	026	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	027	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	028	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	029	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
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1	031	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	032	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
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1	034	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	035	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	036	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
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1	038	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	039	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	040	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	041	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	042	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
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1	044	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
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1	046	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	047	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	048	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	049	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	050	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	051	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
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1	054	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	055	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	056	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
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1	059	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	060	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
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1	063	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	064	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
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1	069	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
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1	071	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	072	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	073	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	074	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
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1	078	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
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1	084	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	085	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	086	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	087	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	088	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	089	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	090	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	091	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	092	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	093	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	094	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	095	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	096	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	097	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	098	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	099	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'
1	100	Platanus sp.	Platanus	40 gal., 12' H. x 2" db. @ 4'

DRAWN BY: JAVIER RODRIGUEZ
 DATE: 02/14/2020
 SCALE: AS NOTED
 CHECKED BY: JAVIER RODRIGUEZ
 PROJECT NO.: 2019-0001
 CLIENT: MADORSKY - RICHARD RESIDENCE
 ADDRESS: 2675 FLAMINGO DRIVE, MIAMI BEACH, FL 33140
 SHEET NO.: 1 OF 1



Gumbo Limbo



Live Oak



Baldpate



Palm Tamarind



Sapote Stoupe



Pigeon Plum



Small tree in nursery



Mango



Jamaican Cedar



Bass Thatch Palm



Florida Thatch Palm



Silver Star Palmetto



Wax Coffee



Lobster Claw Heliconia



Monstera



Coccoloba



Portia Jaegers



Peperomia



Wart Fern



Golden Creeper



Barite Mack Philodendron



Urbain-Joe Grass



Muhly Grass



Spartina Grass



Zoyia Sod

MADORSKY - RICHARD RESIDENCE PLANT IMAGERY

DAVID RODRIGUEZ ARCHITECTS, INC.
N. ASSOCIATOR, MR. JOSE GALARRAMA

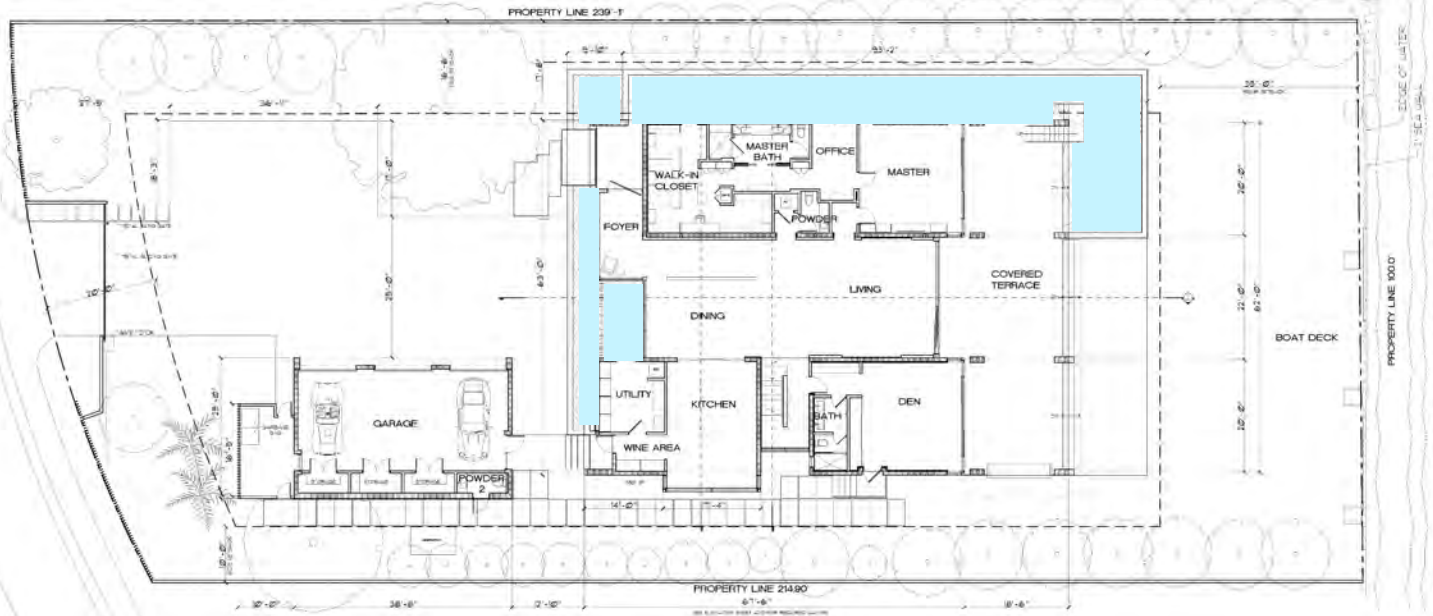


REVISIONS: DATE COMMENTS

NEW RESOURCES FOR:

2675 FLAMINGO DRIVE
2875 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

COMPILED BY: J. L. MADORSKY
PLOT DATE: 11-23-2020
SCALE: AS NOTED
CHECKED BY: JRM



SITE PLAN

SCALE

1/8" = 1'-0"



SHEET

A1.0

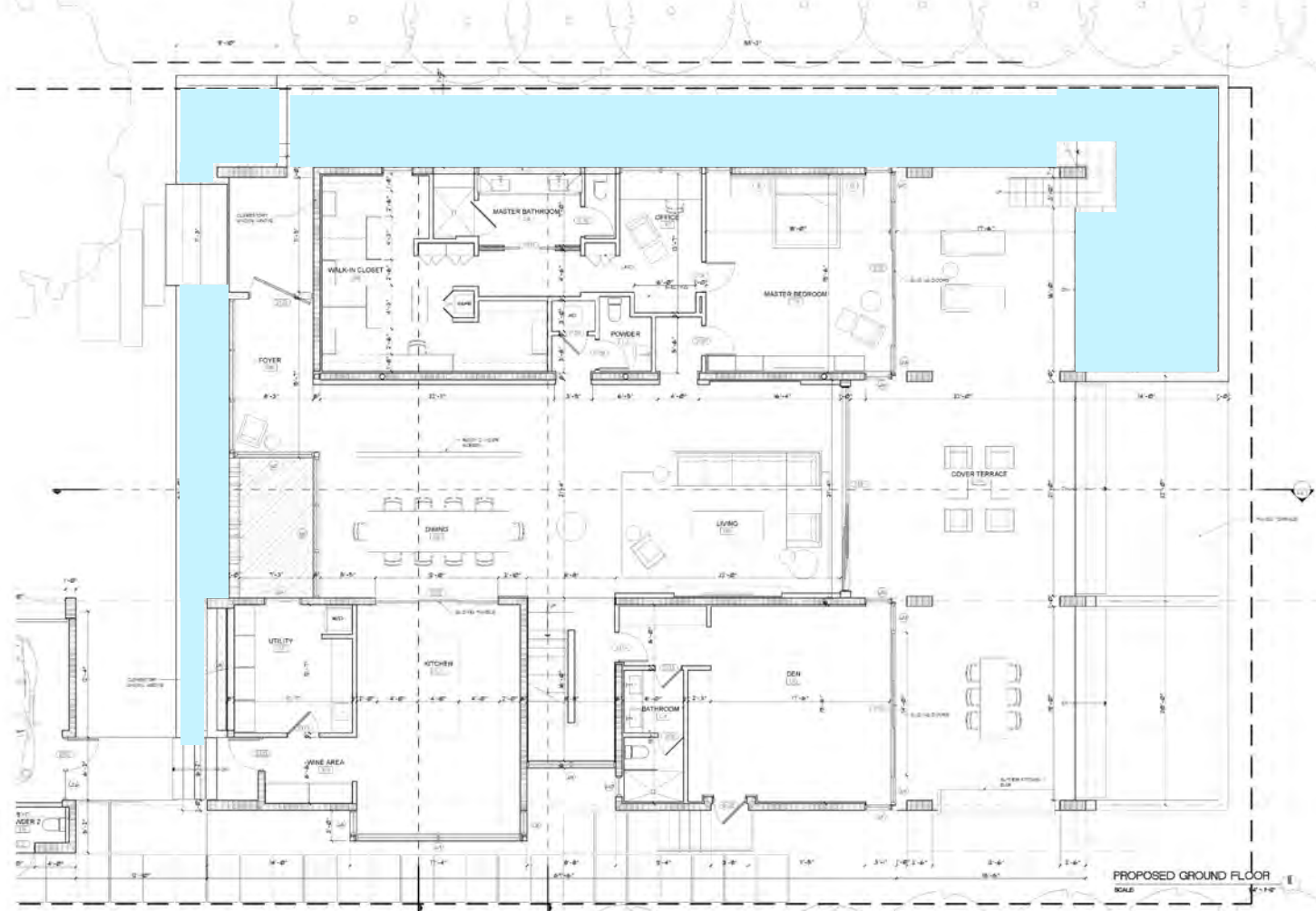
SHEET NO. 11-23-2020
 ISSUE DATE: 11-23-2020
 PLOT DATE: 11-23-2020
 DRAWN BY: JHR
 CHECKED BY: HHR

REVISIONS:
 1. 11-23-2020: INITIAL ISSUE
 2. 11-23-2020: CORRECTED PER AIA
 3. 11-23-2020: CORRECTED PER AIA
 4. 11-23-2020: CORRECTED PER AIA

NEW/REVISIONS FOR:
2675 FLAMINGO DRIVE
 2675 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

REVISION NO. DATE COMMENTS

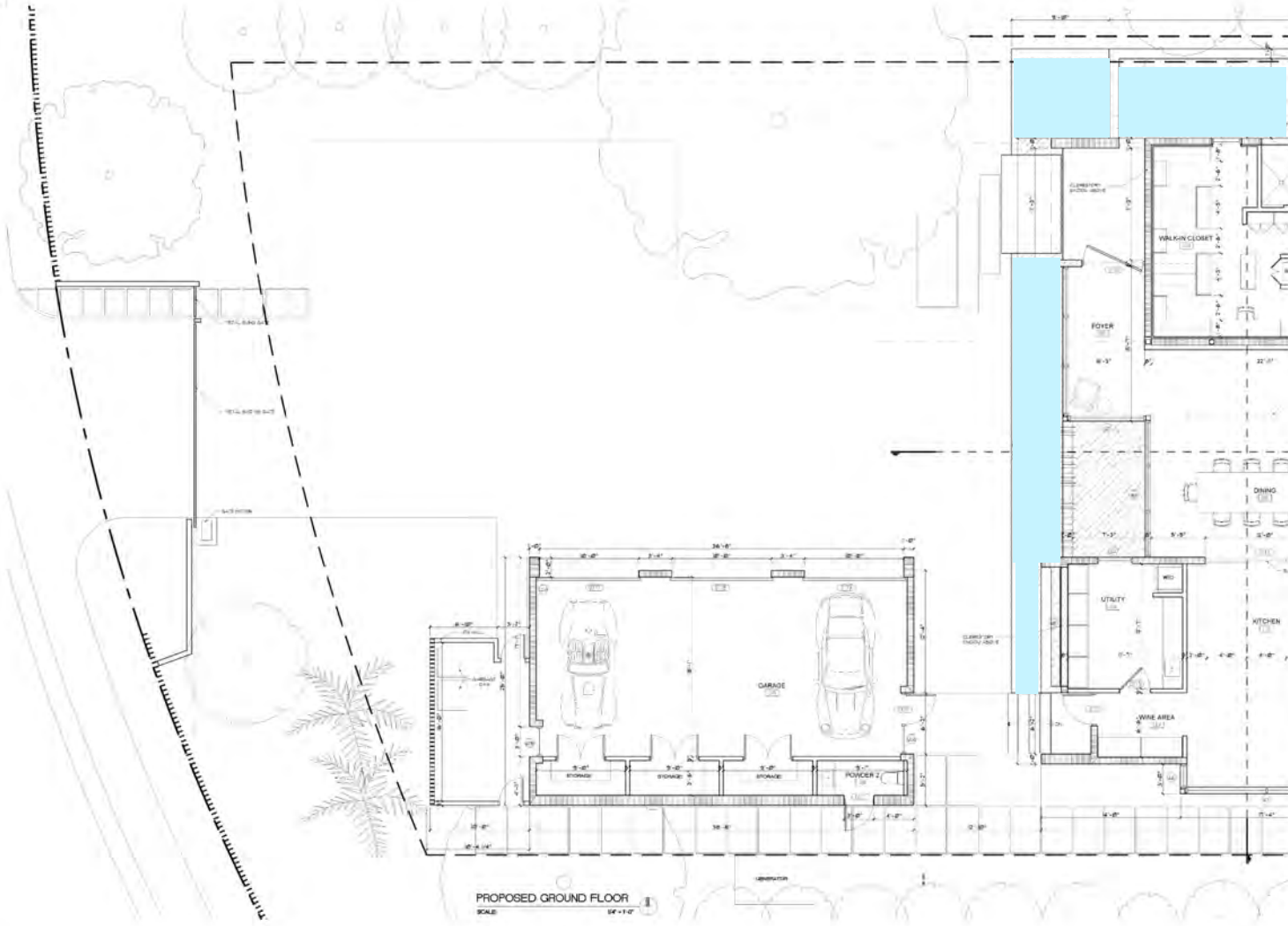
HAMED RODRIGUEZ ARCHITECT, INC.
 REGISTERED ARCHITECT
 IN THE STATE OF FLORIDA
 LICENSE NO. 12544
 DESIGNATED BY THE BOARD OF ARCHITECTURE
 IN CONNECTION WITH THE PROJECT
Hamed Rodriguez
 Digitally signed by
 Hamed Rodriguez
 DN: cn=Hamed Rodriguez,
 o=HAMED RODRIGUEZ ARCHITECT, INC.,
 ou=ARCHITECTS,
 email=hamed@hamedrodriguez.com



SHEET: A1.1
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 11-23-2020
 PROJECT: 2675 FLAMINGO DRIVE, MIAMI BEACH, FL 33140
 ARCHITECT: HAMED RODRIGUEZ ARCHITECT, LLC
 REGISTERED ARCHITECT: HAMED RODRIGUEZ
 LICENSE NO.: 11000
 IN ASSOCIATION WITH: JOSE GUERRA MARTA
 REGISTERED ARCHITECT: JOSE GUERRA MARTA
 LICENSE NO.: 11000

NEW RESIDENCE FOR
2675 FLAMINGO DRIVE
 2675 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

PROPOSED GROUND FLOOR
SCALE



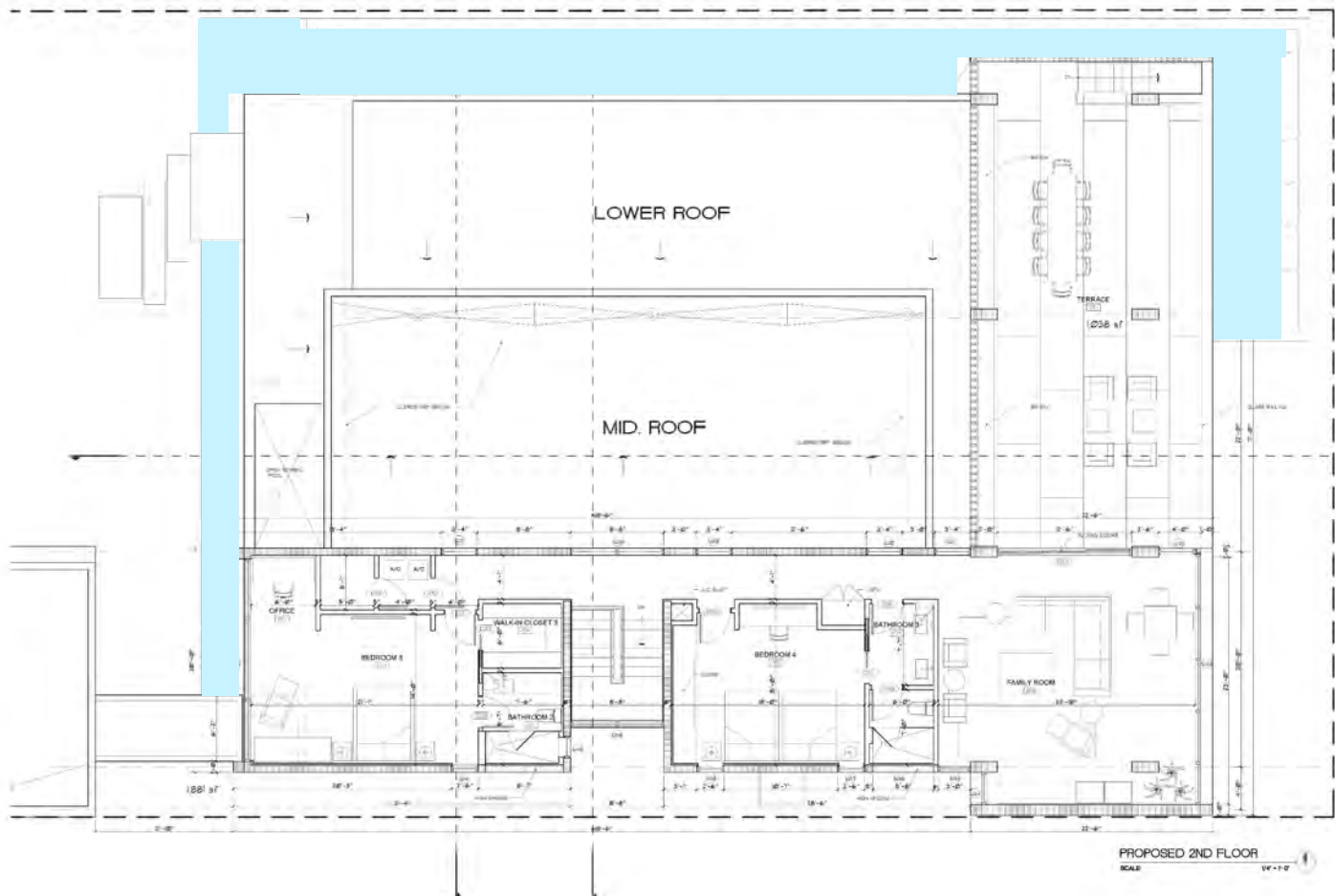
PROPOSED GROUND FLOOR
SCALE: 1/4" = 1'-0"

REGISTERED ARCHITECT, FLORIDA
HAMED RODRIGUEZ
 IN ASSOCIATION WITH
JOSE GUARIENTE MORA
 Hamed Rodriguez
 Digitally signed by
 Hamed Rodriguez
 DN: cn=Hamed Rodriguez,
 o=Hamed Rodriguez, ou=Hamed Rodriguez,
 email=Hamed.Rodriguez@pe.com

REVISION NO.	DATE	COMMENTS

NEW RESIDENCE FOR
2675 FLAMINGO DRIVE
 2675 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

DATE: 11-23-2020
 SCALE: AS SHOWN
 DRAWN BY: JRM
 CHECKED BY: HRE
 DATE: 11-23-2020
 SCALE: AS SHOWN
 DRAWN BY: JRM
 CHECKED BY: HRE



PROPOSED 2ND FLOOR
SCALE: 1/4" = 1'-0"

HAMED RODRIGUEZ
REGISTERED ARCHITECT
FLORIDA
11-03-2006
11-03-2006
SCALE: AS NOTED
CHECKED BY: HR

REVISION NO. DATE COMMENTS

NEW REFERENCE FOR:
2675 FLAMINGO DRIVE
2675 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

CLIENT NO. 11-03-2006
DATE DATE 11-03-2006
SCALE: AS NOTED
CHECKED BY: HR

Hamed Rodriguez
Digitally signed by
Hamed Rodriguez
Date: 2023.12.11
09:17:12 -0500

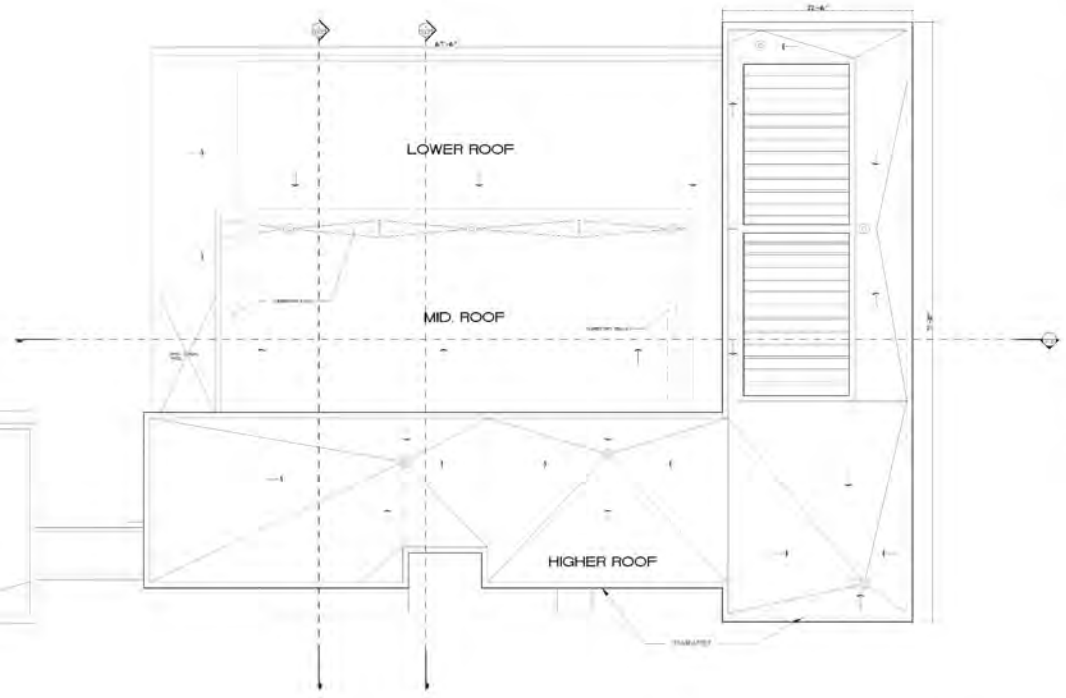
MEMORANDUM SUBMITTED WITH THIS ROOF PLAN

1. THE JOINTS OF THE BRIDGE IS IDENTIFIED BY CONFINED SPINNING THROUGH BUILDING ENVELOPE.
2. NO INTERIOR VAPOR BARRIER BETWEEN IS INSTALLED ON THE CEILING AND SIDE OF THE INSULATED VAPOR.
3. THERE IS NO JOINT SHIMMER OR BRIDGE UNDER IN THIS SECTION.
4. THE INSULATION CONDITION IS NOT AN INTERESTING INSULATION ONLY WITH ADDITION INSULATION SHALL BE APPLIED IN DIRECT CONTACT TO THE SURFACE OF THE STRUCTURAL ROOF SLABING.

ROOF SCUMPER AND OVERLAP SCUMPER

LARGEST ROOF SECTION IS 80' BY 74' 0" (ALL SCUMPER SIZE WILL BE 8' X 8' (TOP) ALL SCUMPER AND OVERLAP SCUMPER SHALL BE 5/8" X 4" X 8" W/ 2" TOP OF SCUMPER AND OVERLAP SHALL BE 3/4"

VERTICAL: 2021/07/28/11/19/4/03/20/21/1/0



ROOF PLAN

SCALE:

3/16" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
HAMED RODRIGUEZ
 IN ADDITION TO HIS LICENSE IN THE STATE OF FLORIDA
 LICENSE NO. 12113
 EXPIRES 12/31/2024
 HAMED RODRIGUEZ
 2675 FLAMINGO DRIVE, MIAMI BEACH, FL 33140
 (305) 555-1111

REVISION NO. DATE COMMENTS

NEW RESUBMIT FOR
2675 FLAMINGO DRIVE
 2675 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

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CONTRACT NO. 11-20-2020
 ISSUE DATE: 11-20-2020
 DRAWN BY: AS NOTED
 SCALE: AS NOTED
 CHECKED BY: MA
 DESIGNED BY: JC

SHEET **A1.4**

Igor Polevitzky



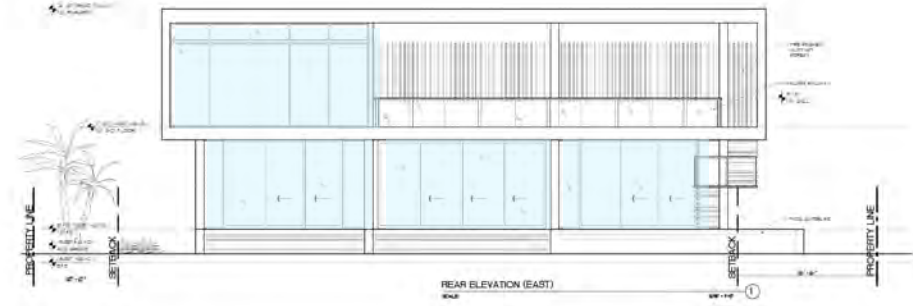


Birdcage (Heller) House, Miami, Fl Igor Polevitzky, 1950

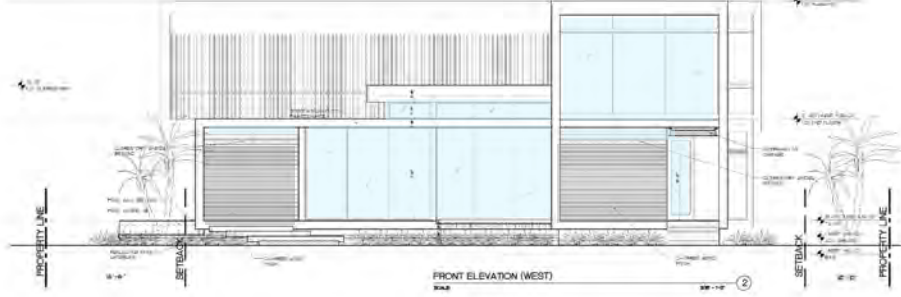


Birdcage (Heller) House, Miami, Fl Igor Polevitzky, 1950





REAR ELEVATION (EAST)



FRONT ELEVATION (WEST)

SHEET: **A2.0**
 CDMA NO. 15-00200
 SINK DATE: 05/11/2015
 SCALE: AS SHOWN
 DRAWN BY: NWA
 CHECKED BY: JAVIER GARCIA

NEW RESIDENCE FOR
 2675 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

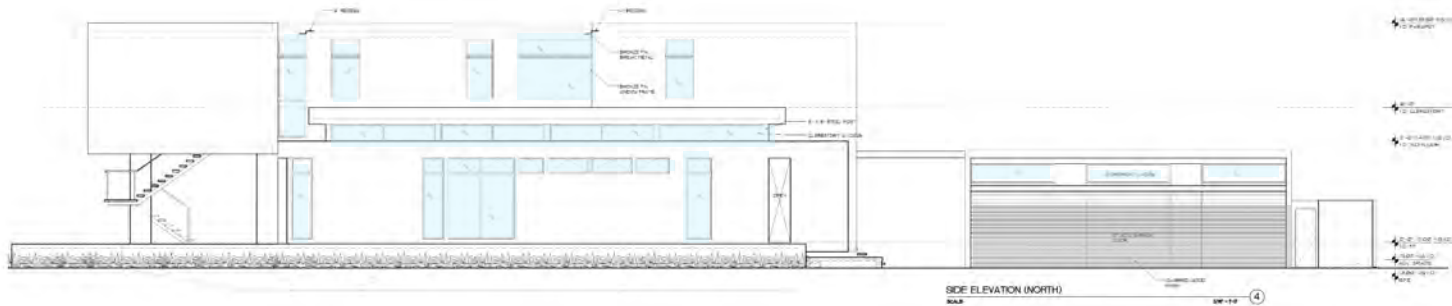
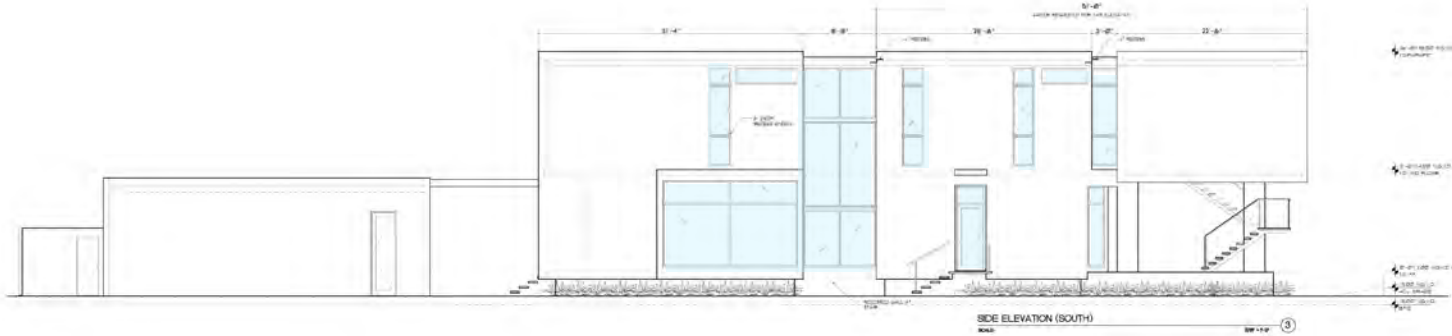
2675 FLAMINGO DRIVE
 2675 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

NEW RESIDENCE FOR

PERSON NO. DATE COMMENTS

HAMED RODRIGUEZ
 IN ASSOCIATION WITH JOSE GILBERT NAWA

15-00200
 05/11/2015
 AS SHOWN
 NWA
 JAVIER GARCIA



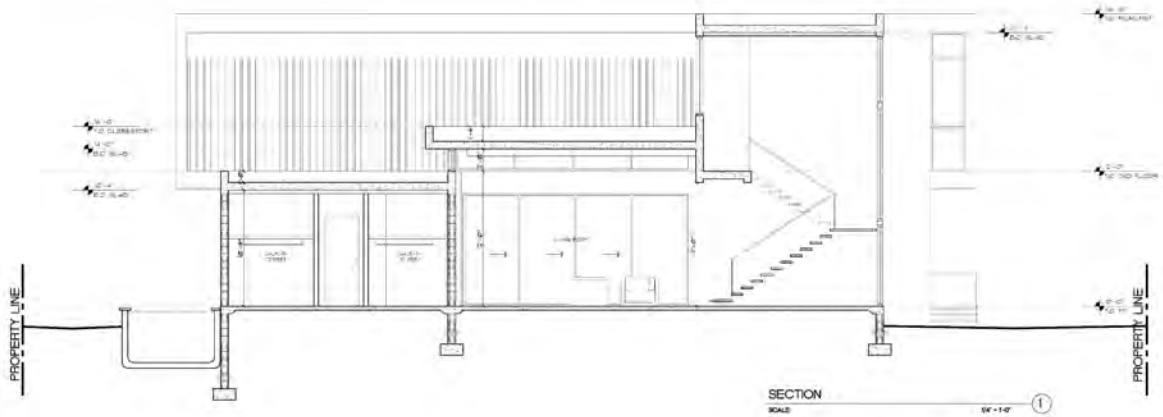
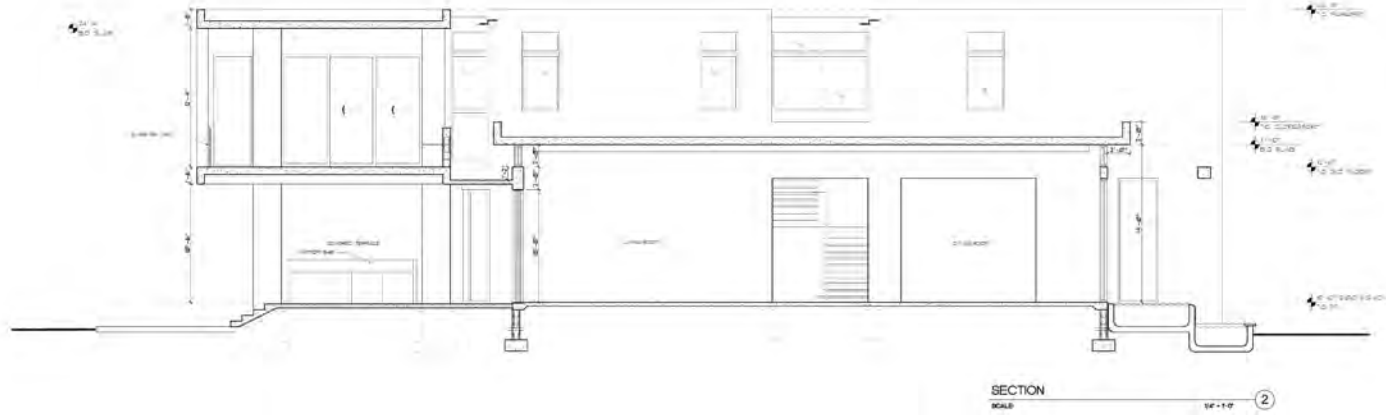
WAMED RODRIGUEZ ARCHITECTS, INC.
 1510 SW 15TH AVENUE, SUITE 200, MIAMI, FL 33135
 TEL: 305.442.1111 | WWW.WAMEDRODRIGUEZ.COM

2675 FLAMINGO DRIVE
 2675 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

SHEET A2.1

DRAWING NO. 15-10-2020
 ISSUE DATE 10-10-2020
 SCALE AS NOTED
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]

REVISION NO.	DATE	COMMENTS
R-1	10-10-2020	NEW REVISION FOR AIR CONDITIONING
R-2	10-10-2020	NEW REVISION FOR AIR CONDITIONING
R-3	10-10-2020	NEW REVISION FOR AIR CONDITIONING
R-4	10-10-2020	NEW REVISION FOR AIR CONDITIONING



SHEET NO. 13-00-0020
 ISSUE DATE: 07/20/2013
 DRAWN BY: AS NOTED
 CHECKED BY: RRP
 PROJECT NO. 13

NEW/REFERENCE FOR:
 2675 FLAMINGO DRIVE
 2675 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

REVISION NO. DATE COMMENT
 1 07/20/2013
 2 07/20/2013
 3 07/20/2013
 4 07/20/2013
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 98 07/20/2013
 99 07/20/2013
 100 07/20/2013

RAIMED RODRIGUEZ ARCHITECT, INC.
 IN ASSOCIATION WITH JOSE DELBEN/MAMA

MATERIALS



RESAWN TIMBER CO.
VETTE // CHARRED KEBONY WOOD

PROPOSED FINISH FOR GARAGE
DOORS AND ENTRY WALLS.



BIANCO LUNA HONED

PROPOSED FLOOR FINISH FOR ENTRANCE FOYER
AND TERRACES.



DARK BRONZE ALUMINUM TUBES
PROPOSED ON SECOND LEVEL
TERRACE



PROPOSED SLIDERS AND STOREFRONT WINDOWS IN WHITE



MADORSKY- RICHARD RESIDENCE

FINAL SUBMITTAL
2675 FLAMINGO DRIVE,
MIAMI BEACH, FL 33140



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A0.4	ZONING DATA + MATERIAL BORAD
A0.5	LOT COVERAGE DIAGRAM
A0.6	UNIT SIZE DIAGRAMS
A0.7	LOT DATA DIAGRAMS
A1.0	SITE PLAN
A1.1	GROUND FLOOR PLAN
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A3.1	SITE SECTION
A3.2	YARD SECTIONS



HamedRodriguez
architects

IN ASSOCIATION WITH JOSE GELABERT-NAVA



NEIGHBOR TO THE SOUTH OF LOT



VIEW OF NEIGHBOR FROM THE LOT



2ND HOUSE TO THE SOUTH OF LOT



3RD HOUSE TO THE SOUTH OF LOT



NEIGHBOR ACROSS THE STREET
WEST OF LOT



PROPERTY TO THE NORTH OF LOT



LOT TO THE NORTH OF LOT



INTERSECTION OF FLAMINGO AND PINE TREE



EXISTING POINCIANA TREE ON LOT



EXISTING MANGO TREE ON LOT

SHEET

COMA NO.
15-2020
ISSUE DATE:
12/15/2020
SCALE:
AS NOTED
DRAWN BY:
L. JENNIFER C. JAY

NEW RESIDENCE FOR

2675 FLAMINGO DRIVE
2675 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

RESPONDING DATE COMMENTS

HAIKED RODRIGUEZ ARCHITECT, INC.
IN ASSOCIATION WITH JOSE DELBENFENAVIA

PROJECT NO.: 2019-010
DATE: 12/15/2020
SCALE: AS NOTED

ZONING DATA

ITEM	zoning information	
1	Address: 2675 Flamingo Drive, Miami Beach, Florida 33140	
2	Parcel number(s): 01-024-002-0190	
3	Record for number(s): N/A	
4	Front Setback	N/A
5	Front Flood Elevation	8.4' NGVD
6	Adjacent grade (Finish-Gravel)	22.7' NGVD
7	Lot Area	22,676 SF
8	Lot width	130'-0"
9	Min Lot Coverage 5' and 7 1/2'	6,803 SF (30%)
10	Existing Lot Coverage 5' and 7 1/2'	N/A
11	Front Yard Open Space 5' and 7 1/2'	11,316 SF (50%)
12	Min Lot Size 5' and 7 1/2'	6,803 SF (30%)
13	Existing Rear Floor Unit Size	N/A
14	Existing Second Floor Unit Size	N/A
15	Area	N/A
16	Area	N/A
17	Height	28'-0"
18	Setbacks	28'-0"
19	Front Floor level	10'-0"
20	Proposed second floor	10'-0"
21	Side Setbacks	10'-0"
22	Side Setbacks	10'-0"
23	Rear Setbacks	10'-0"
24	Area	20'-0"
25	Roofing Pitch	20'-0"
26	Rear Setbacks	10'-0"
27	Accessory Structure Rear	7'-0"
28	Sum of Side yard	28'-0"
29	Setback within a Local Historic District?	NO
30	Designated as an Individual Historic Single Family Residence Site?	NO
31	Consistent to the Historic Significance Page(s)?	NO

Notes:
 If not applicable write N/A.
 All other data, where applicable, should be provided for this sheet format.

LOCATION



MATERIALS



RESAWN TIMBER CO.
VETTE // CHARRED KEBONY WOOD
 PROPOSED FINISH FOR GARAGE
 DOORS AND ENTRY WALLS.



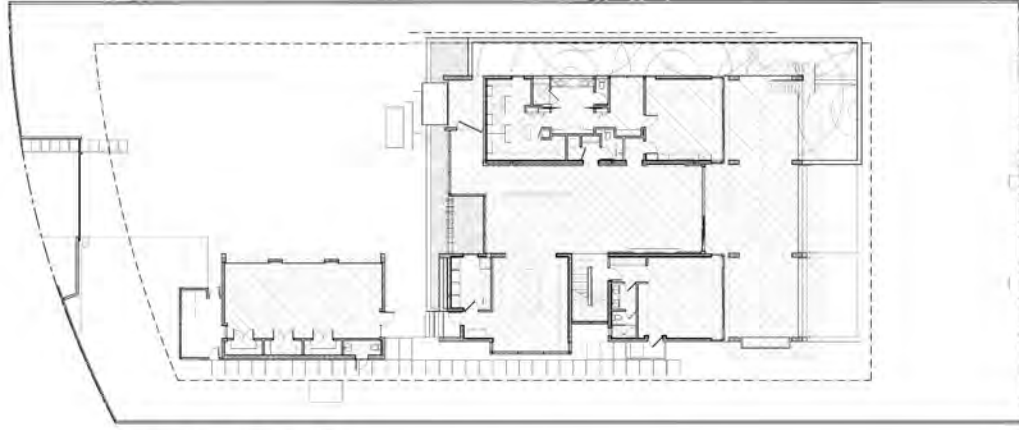
BIANCO LUNA HONED
 PROPOSED FLOOR FINISH FOR ENTRANCE FOYER
 AND TERRACES.



DARK BRONZE ALUMINUM TUBES
 PROPOSED ON SECOND LEVEL
 TERRACE



PROPOSED SLIDERS AND STOREFRONT WINDOWS IN WHITE



LOT COVERAGE DIAGRAM:

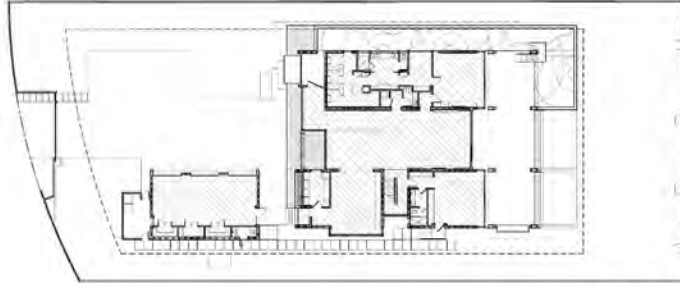
MAXIMUM BUILDING GROUND (LOT) COVERAGE : 30% = 6,803 SF

BUILDING COVERAGE PROPOSED :

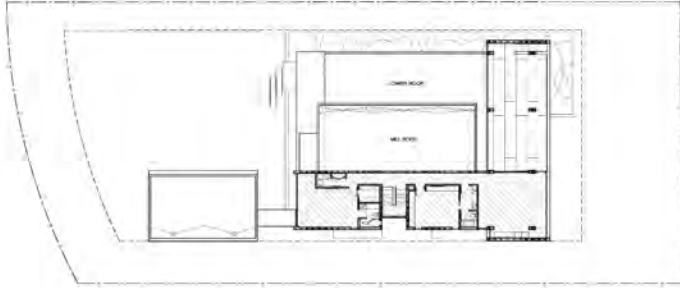
MAIN HOUSE: 5,674 SF

GARAGE: 909 SF

6,583 SF OR 29%



1ST FLOOR



2ND FLOOR

UNIT SIZE DIAGRAMS

MAXIMUM BUILDING F.A.R.: 50%

PROPOSED UNIT SIZE:
 1ST FLOOR = 3,802 SF
 2ND FLOOR = 1,901 SF
 GARAGE = 909 SF

— 6,612 SF OR 29%

COMM. NO.:
 ISSUE DATE: 13-10-2020
 DRAWN BY: AS NOTED
 SCALE: 1/8" = 1'-0"
 CHECKED BY: JRM

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	13-10-2020
2	ISSUED FOR PERMIT	13-10-2020
3	ISSUED FOR PERMIT	13-10-2020
4	ISSUED FOR PERMIT	13-10-2020
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10	ISSUED FOR PERMIT	13-10-2020

FOR REFERENCE FOR

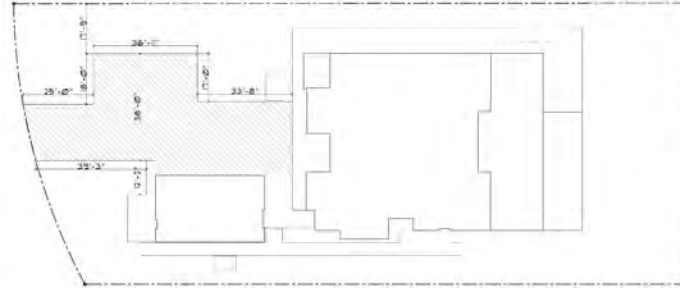
2675 FLAMINGO DRIVE
 2675 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

PREPARED BY: HAMED RODRIGUEZ
 DATE: 13-10-2020
 CHECKED BY: JRM

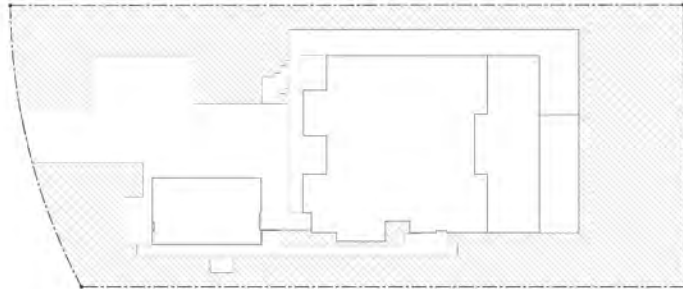
HAMED RODRIGUEZ
 ARCHITECT, INC.
 AN ASSOCIATION WITH PZCE/CELEBRATIONA



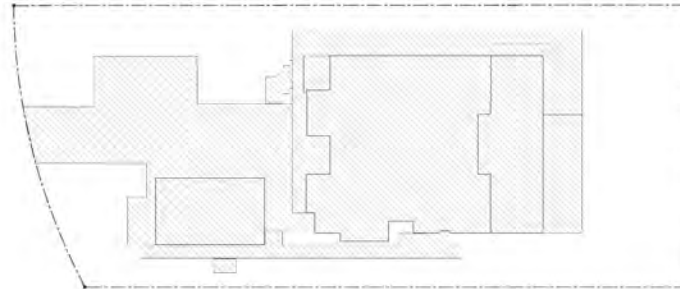
LOT SIZE : 22,676 SF



PROPOSED DRIVEWAY : 2,824 SF



MINIMUM GREEN SPACE REQUIRED : 40% = 9,070 SF
 OPEN SPACE PROPOSED : 47% = 10,758 SF



COVERED AREAS:

MAIN HOUSE	3,802 SF	} COVERED AREAS 6,085 SF = 26%
GARAGE	909 SF	
REAR COVERED TERRACE	1,262 SF	
COVERED ENTRANCE	115 SF	

**NON-COVERED AREAS: FOR CALCULATING
 MAXIMUM IMPERVIOUS**

LAP POOL+ REFL. POOL	1,605 SF	} NON-COVERED AREAS 6,236 SF = 27%
DRIVEWAY, WALKWAYS, A/C PADS	4,631 SF	

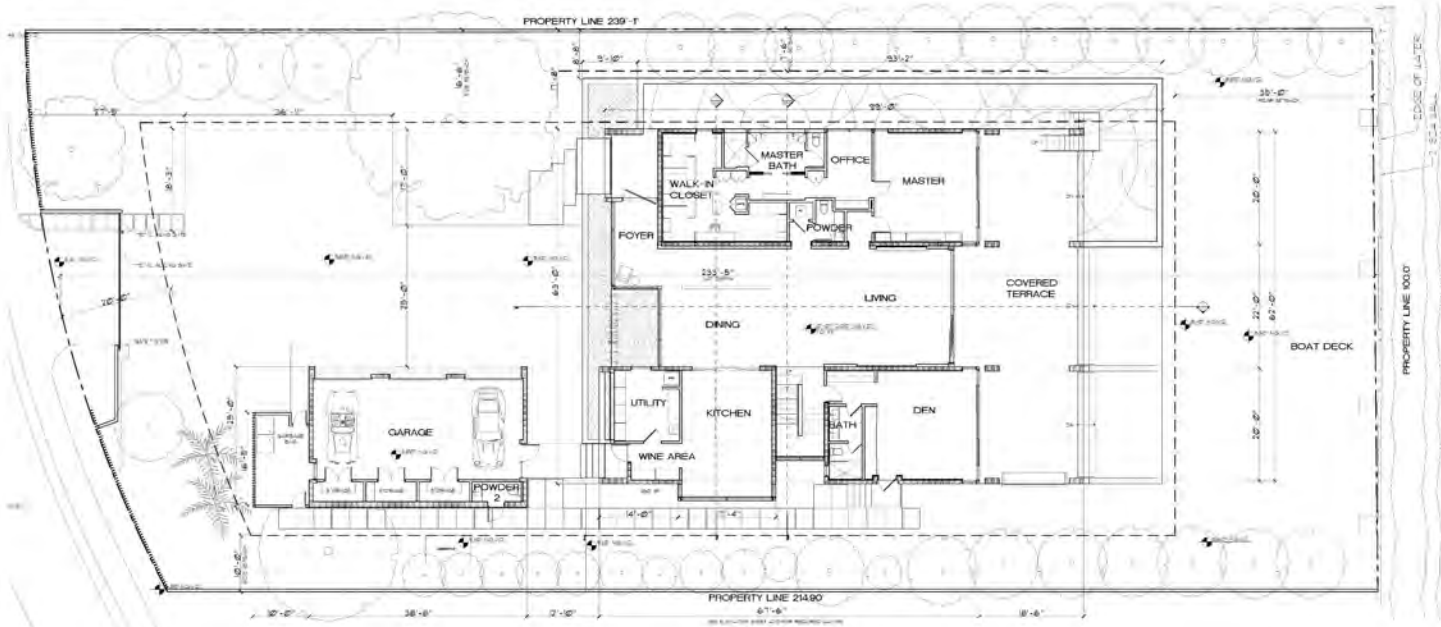
TOTAL IMPERVIOUS SURFACE PROPOSED: 12,163 = 53%

REVISION NO. DATE COMMENT
HAI MED RODRIGUEZ REGISTERED ARCHITECT, INC.
 IN ASSOCIATION WITH JOSE GILBERTO RAMA

NEW REFERENCE FOR

2675 FLAMINGO DRIVE
 2675 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

COMMA NO. 13-10-2020
 SCALE DATE AS NOTED
 DRAWN BY AS NOTED
 CHECKED BY AS NOTED
 PROJECT NO. 13-10-2020



SITE PLAN

SCALE 1/8" = 1'-0"



HAIJES RODRIGUEZ ARCHITECT, INC.
 IN ASSOCIATION WITH JOSE GUARRETMANA

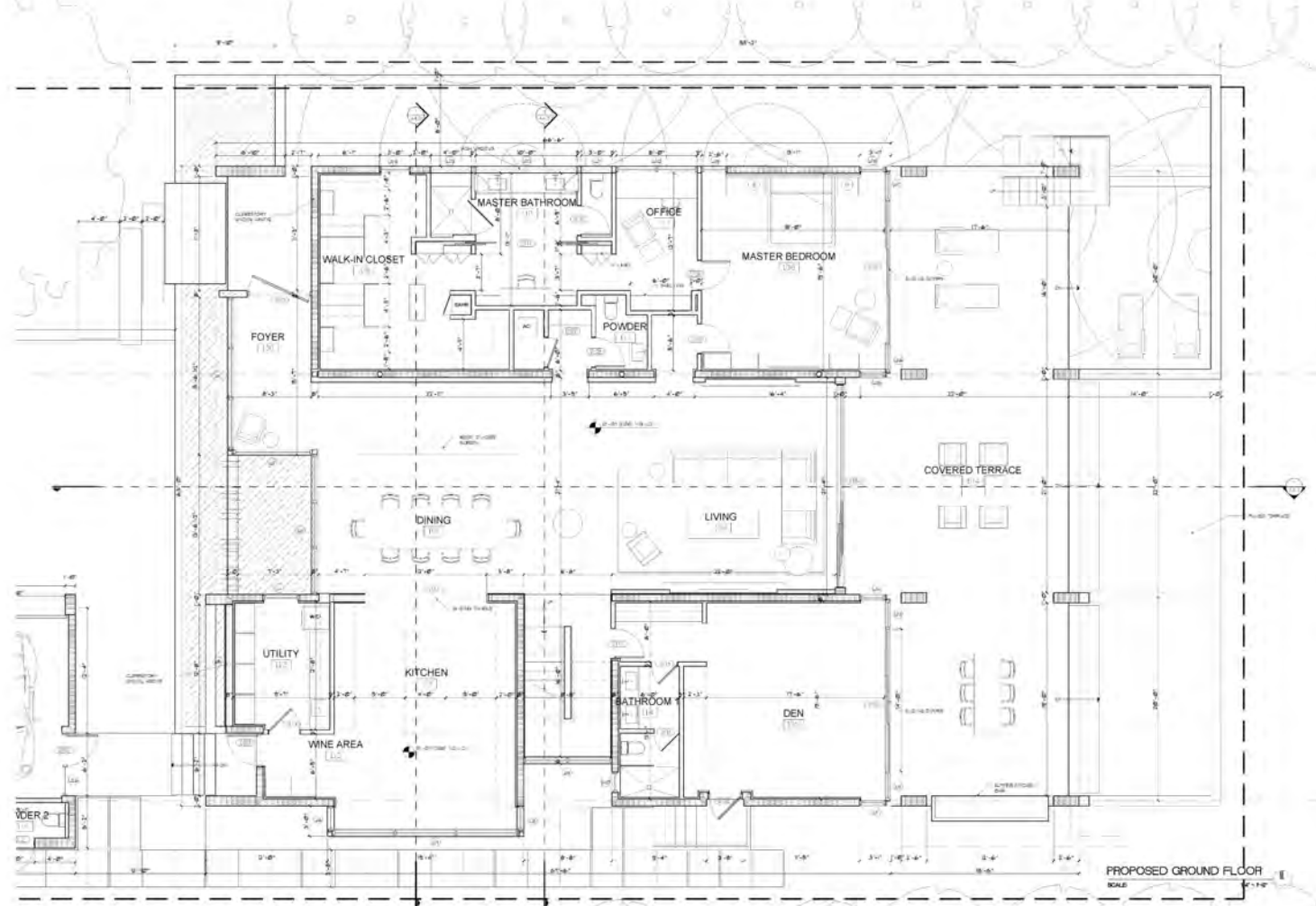
REVISION NO. DATE COMMENTS

NEW RESIDENCE FOR

2675 FLAMINGO DRIVE
 2675 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

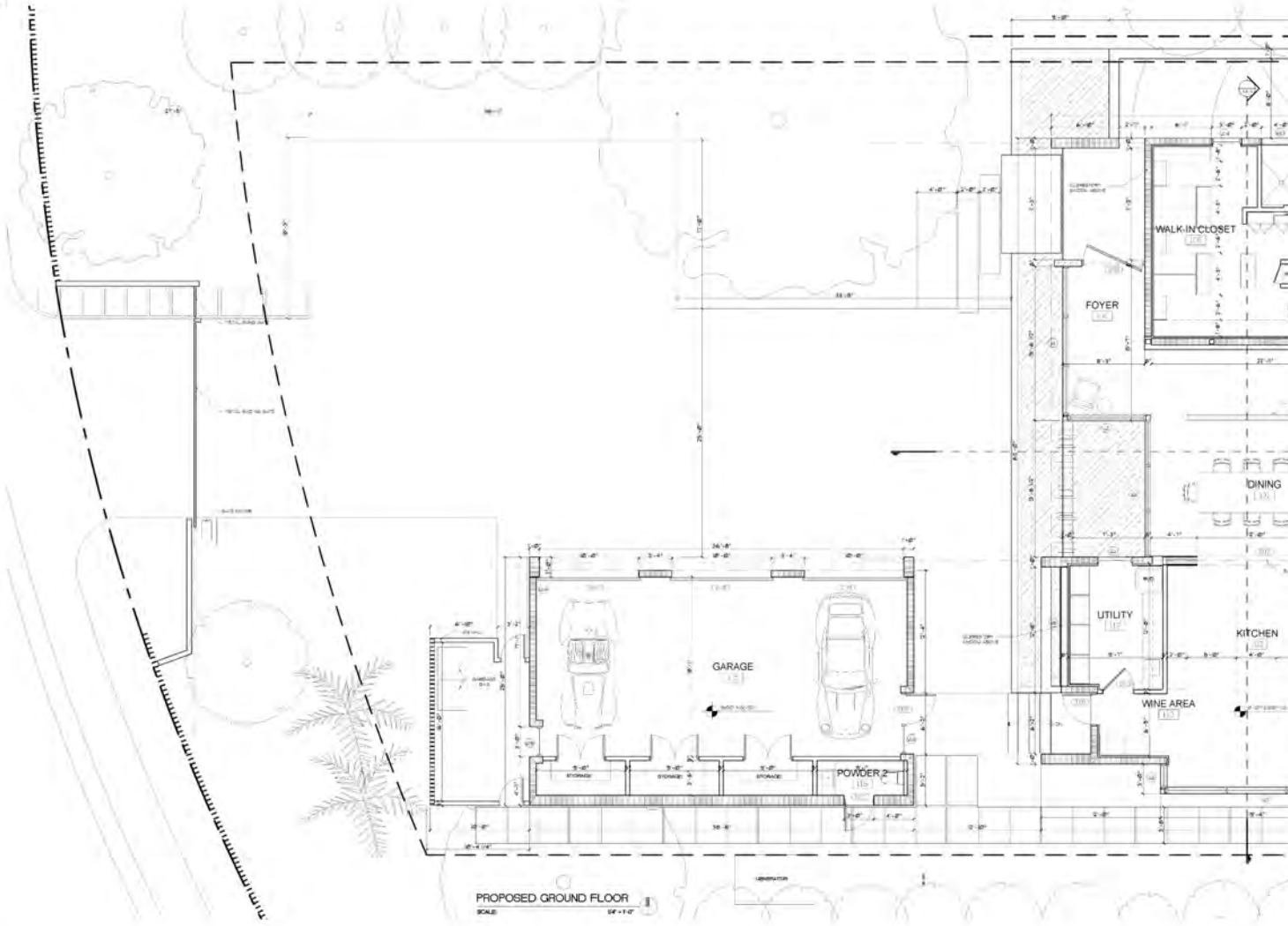
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 SHEET NO.: 12-10-2020
 PLOT DATE: 12-10-2020
 DRAWN BY: JRM
 CHECKED BY: JRM

SHEET **A1.0**



SHEET **A1.1**
 DRAWING NO. 12-10-2020
 PLOT DATE: 12-10-2020
 DRAWN BY: JRG
 CHECKED BY: HR
 NEW RESIDENCE FOR:
2675 FLAMINGO DRIVE
 2675 FLAMINGO DRIVE, MIAMI BEACH, FL 33140
 REFERENCE FOR:
 REVISION NO. DATE COMMENTS
 HAIJES RODRIGUEZ ARCHITECT, LLC
 IN ASSOCIATION WITH JOSE GUARIENTI MAYA

PROPOSED GROUND FLOOR
SCALE



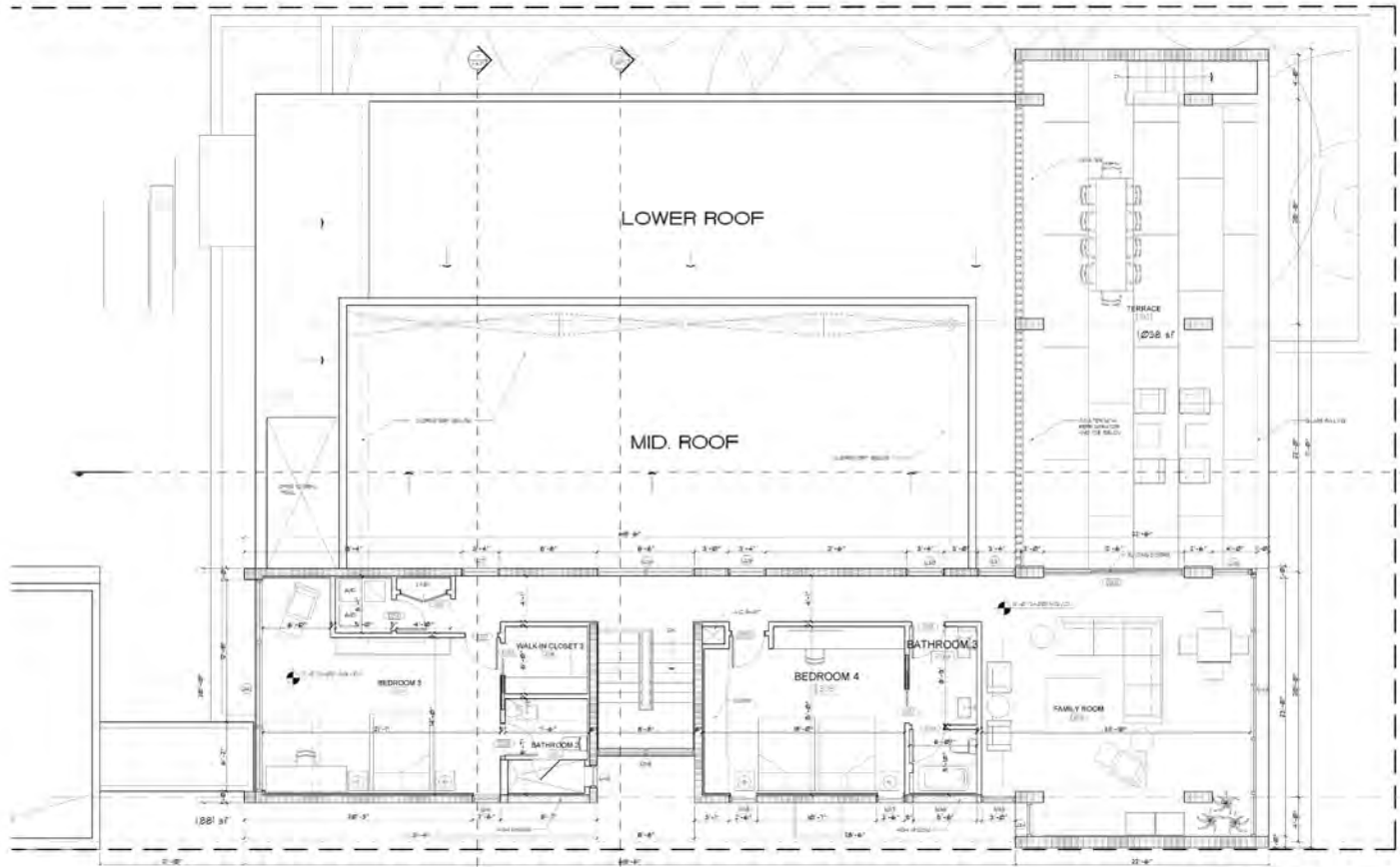
PROPOSED GROUND FLOOR
SCALE: 1/4" = 1'-0"

REVISION NO. DATE COMMENTS
HAIJES RODRIGUEZ ARCHITECT, INC.
 IN ASSOCIATION WITH JOSE GUARIENTI M.A.A.

RESIDENCE FOR

2675 FLAMINGO DRIVE
 2675 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

SHEET NO. 12-00-2020
 SHEET DATE: 12-00-2020
 PLOT DATE: 12-00-2020
 DRAWN BY: [UNRECOGNIZED]
 CHECKED BY: [UNRECOGNIZED]



PROPOSED 2ND FLOOR
SCALE 1/8" = 1'-0"

ARCHITECT: HAMED RODRIGUEZ
IN ASSOCIATION WITH JOSE DELBENTRANA

REVISION NO. DATE COMMENTS

NEW RESIDENCE FOR

2675 FLAMINGO DRIVE
2675 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

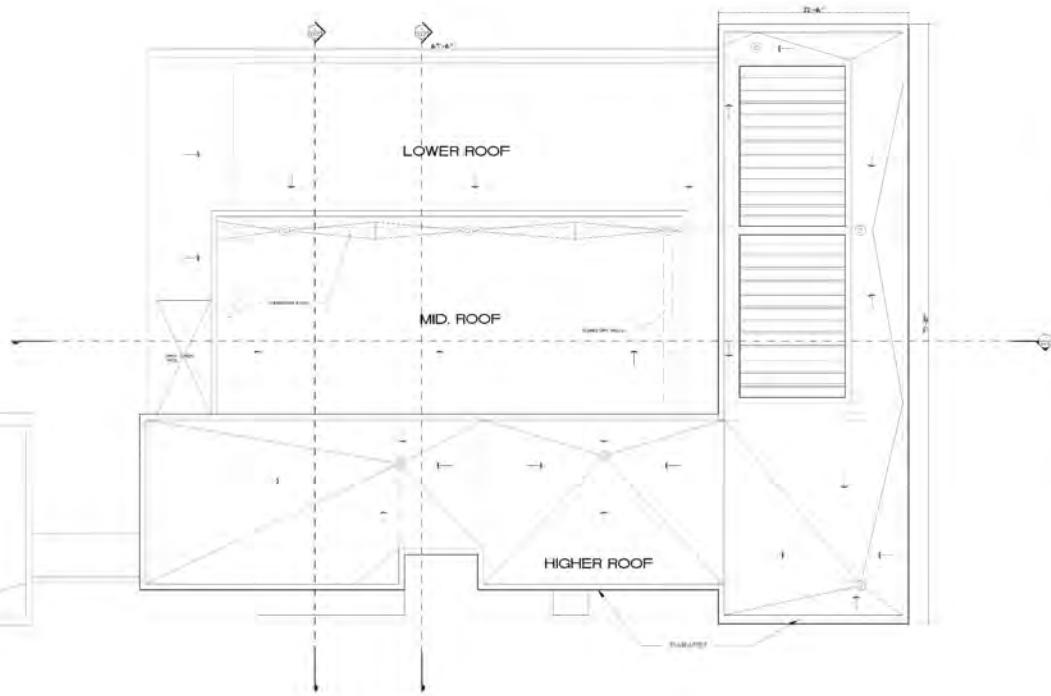
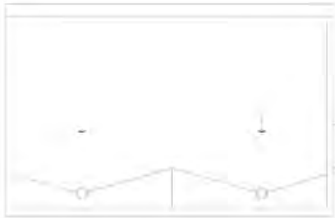
CDR/MA NO. 15-00000
ISSUE DATE: 08/2020
SCALE: AS NOTED
DRAWN BY: JRM
CHECKED BY: JRM

MEMBERSHIP DIVISIONS AND JOINTS

1. THE JOINTS IN THIS BRIDGE IS CORRELATED TO CONTAIN STAIN OR TYPICAL BUILDING DIVISIONS.
2. NO MEMBER VENDOR BARRELS AND/OR IS INSTALLED ON THE CEILING OF THE DIVISIONS.
3. THERE IS NO JOINT SHINGLES OR SHINGLES IN THIS JOINTS.
4. THE JOINTS IN SECTION 2 ARE THE NEAREST SECTION OF THE JOINTS IN SECTION 1. SHALL BE INSTALLED DIRECTLY ON THE JOINTS OF THE STRUCTURAL ROOF SHEETING.

ROOF SCUPPER AND OVERLAP SCUPPER

1. LARGER ROOF SECTION IS 8'-0" BY 14'-0" AND SMALLER SECTION IS 8'-0" BY 14'-0" (A).
2. SCUPPER AND OVERLAP SCUPPER SHALL BE 8'-0" BY 8'-0" AND THE TOP OF SCUPPER AND OVERLAP SHALL BE 4'-0" ABOVE FINISH FLOOR.
3. VERTICAL CLEARANCE SHALL BE 4'-0" ABOVE FINISH FLOOR.



ROOF PLAN

SCALE:

3/16" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
HAI-MEI RODRIGUEZ, P.E.
 IN ASSOCIATION WITH JOSE DELAMBERTI/MMA

PROVISIONAL DATE COMMENTS

NEW REFERENCE FOR:

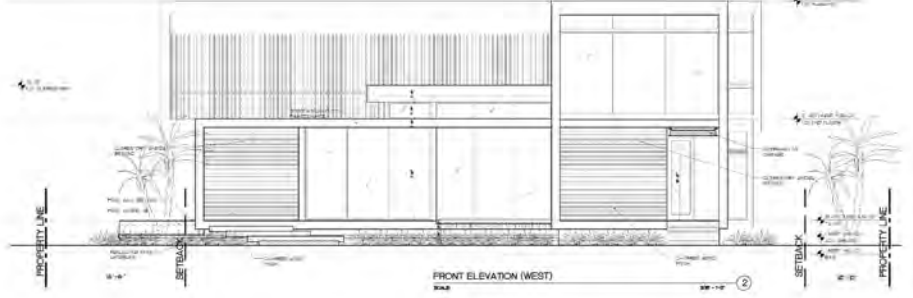
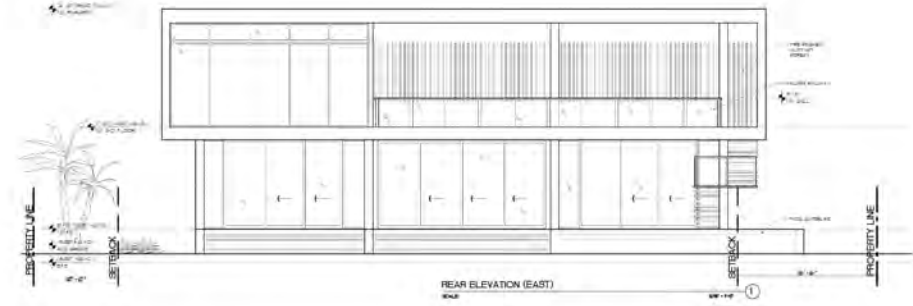
2675 FLAMINGO DRIVE
 2675 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

PROJECT NO. 19-00000
 ISSUE DATE: 12/2020
 DRAWN BY: JRM
 SCALE: AS NOTED
 CHECKED BY: JRM
 DESIGNED BY: JRM

CONTRACT NO. 19-00000
 ISSUE DATE: 12/2020
 DRAWN BY: JRM
 SCALE: AS NOTED
 CHECKED BY: JRM
 DESIGNED BY: JRM

SHEET

A1.4



SHEET

COMMA NO.
15-0020
SHEET DATE
NOV 2015
DRAWN BY
MBA
CHECKED BY
JAVIER GARCIA

A2.0

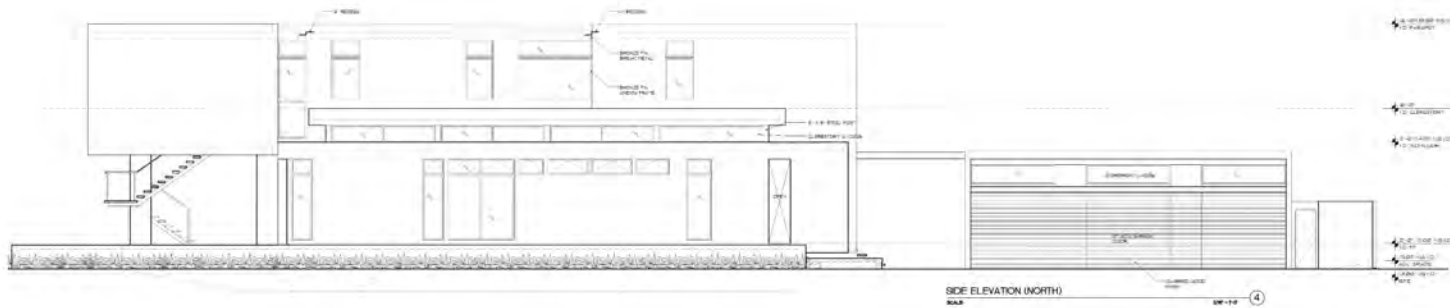
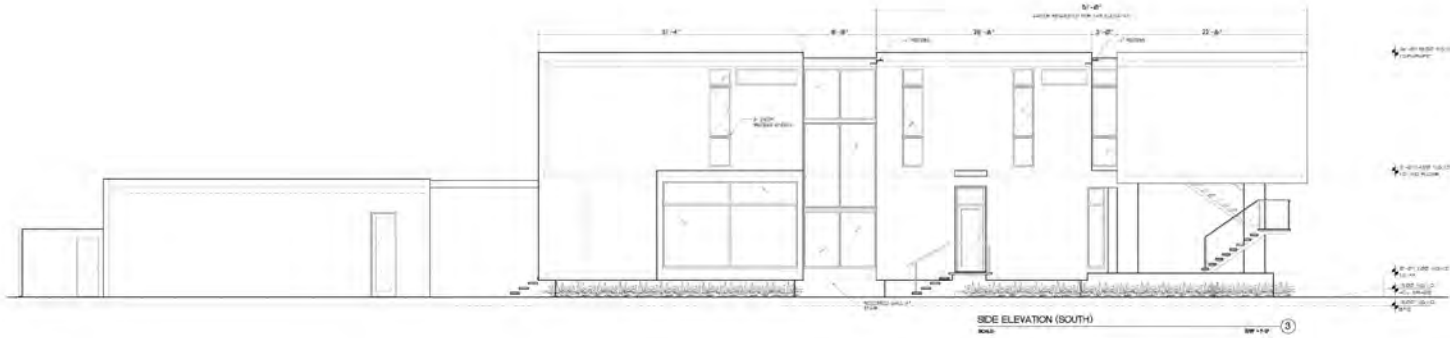
NEW RESIDENCE FOR

2675 FLAMINGO DRIVE
2675 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

PERSON NO. DATE COMMENTS

RAMON RODRIGUEZ
IN ASSOCIATION WITH JOSE GILBERTI/MAMA



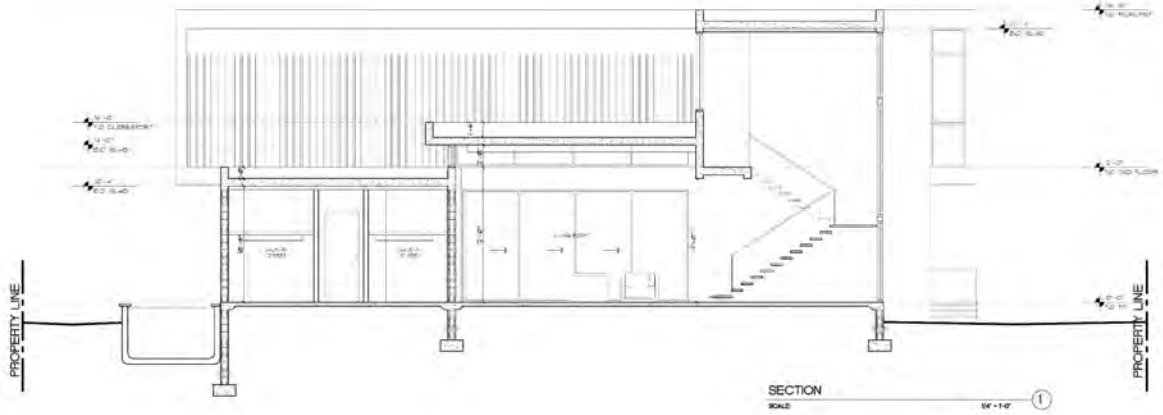
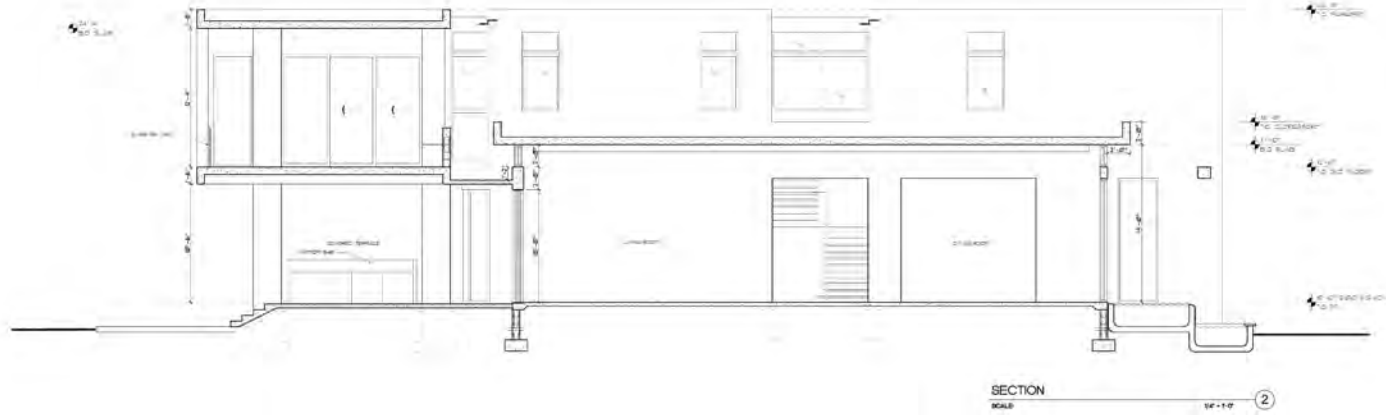


PROJECT: 15-00000
 2675 FLAMINGO DRIVE, MIAMI BEACH, FL 33140
 DRAWN BY: JAVIER RODRIGUEZ
 CHECKED BY: JAVIER RODRIGUEZ
 DATE: 10/20/2015
 SCALE: AS NOTED
 SHEET: A2.1

ARCHITECT: JAVIER RODRIGUEZ
 ASSOCIATION WITH JOSE GUEMBERT-MANA
 2675 FLAMINGO DRIVE, MIAMI BEACH, FL 33140
 TEL: 305.441.1111
 WWW: WWW.JRARCHITECTURE.COM

REVISION NO.	DATE	COMMENTS
1	10/20/2015	ISSUE FOR PERMIT
2	10/20/2015	REVISED PER CITY
3	10/20/2015	REVISED PER CITY
4	10/20/2015	REVISED PER CITY

NEW RESIDENCE FOR
 2675 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

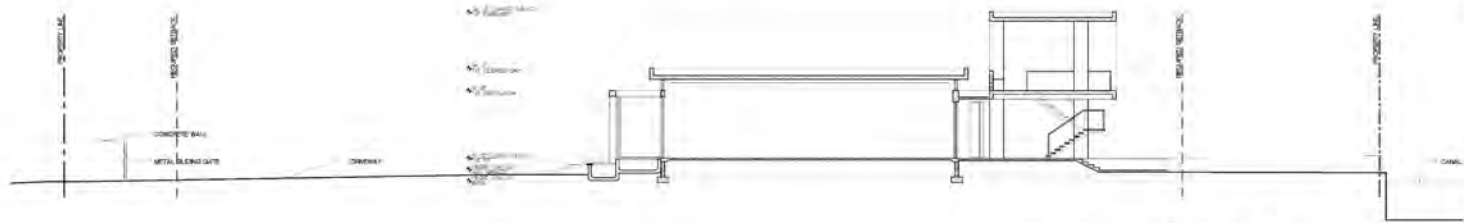


SHEET NO. 13-00-0020
 ISSUE DATE: 07/20/2013
 DRAWN BY: JMM
 CHECKED BY: JMM
 PROJECT NO. 13-00-0020

NEW/REFERENCE FOR:
 2675 FLAMINGO DRIVE
 2675 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

REVISION NO. DATE COMMENT
 1 07/20/13 13-00-0020
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 100 07/20/13 13-00-0020

REGISTERED PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 13000
 EXPIRES 07/31/2015
 NAME: RAFAEL RODRIGUEZ
 IN ASSOCIATION WITH: JOSE DELGADO/MAA



OVERALL YARD SECTION
SCALE: 1/8" = 1'-0" ①

DRAWING NO. 13-10-2020
 BASIC DATE: 10/20/20
 SCALE: AS NOTED
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

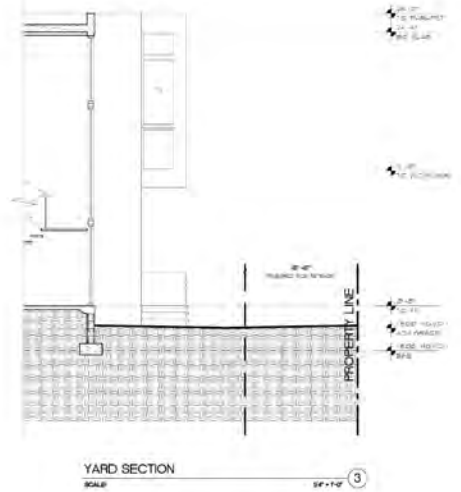
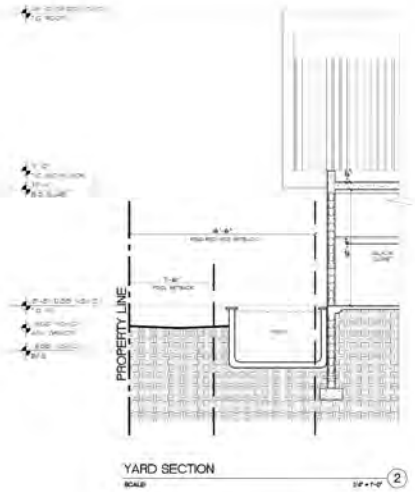
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
 2. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 3. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
 4. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MECHANICAL, ELECTRICAL AND PLUMBING CODES.
 5. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE LANDSCAPE ARCHITECTURE CODES.
 6. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PAVING CODES.
 7. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ROOFING CODES.
 8. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STRUCTURAL CODES.
 9. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE WOOD PRESERVATION CODES.
 10. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CONCRETE AND MASONRY CODES.
 11. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GLASS AND GLAZING CODES.
 12. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE METAL FABRICATION CODES.
 13. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL ERECTION CODES.
 14. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE WELDING CODES.
 15. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE RAILROAD AND HIGHWAY BRIDGE CONSTRUCTION CODES.
 16. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BOAT BUILDING CODES.
 17. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL DRUMS AND ROLLERS CODES.
 18. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL TANKS CODES.
 19. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL PIPING CODES.
 20. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL STRUCTURES CODES.
 21. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL BRIDGES CODES.
 22. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL TOWER AND LATTICE STRUCTURES CODES.
 23. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL ARCHES CODES.
 24. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL ROOFING CODES.
 25. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL CLADDING CODES.
 26. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL FLOORING CODES.
 27. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL CEILING CODES.
 28. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL PARTITIONS CODES.
 29. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL DOORS AND WINDOWS CODES.
 30. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL STAIRS CODES.
 31. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL ELEVATORS CODES.
 32. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL ESCALATORS CODES.
 33. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL MECHANICAL AND ELECTRICAL CODES.
 34. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL PLUMBING CODES.
 35. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL HEATING AND COOLING CODES.
 36. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL LIGHTING CODES.
 37. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL SOUND AND VIBRATION CODES.
 38. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL SAFETY CODES.
 39. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL SECURITY CODES.
 40. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL ACCESSIBILITY CODES.
 41. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL ENVIRONMENTAL CODES.
 42. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL ENERGY CODES.
 43. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL SUSTAINABILITY CODES.
 44. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL GREEN BUILDING CODES.
 45. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL LEED CODES.
 46. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL WELL-BEING CODES.
 47. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL QUALITY CODES.
 48. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL INNOVATION CODES.
 49. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL FUTURE CODES.
 50. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STEEL INSPIRATION CODES.

DRAWING NO. 13-10-2020
 BASIC DATE: 10/20/20
 SCALE: AS NOTED
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

SHEET
 A3.1

2675 FLAMINGO DRIVE
 2675 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

PROJECT NO. 13-10-2020
 DATE 10/20/20
 COMMENT: [Signature]
 ASSOCIATION WITH JOSE DELAMBERT M.A.A. |
 HAMED ROBB GUEZ ARCHITECT, INC.



CDMA NO. 13-00000
 BASIC DATE 12/2010
 DATE AS NOTED
 SCALE 3/8" = 1'-0"
 DRAWN BY
 CHECKED BY

SHEET
A3.2

NEW RESIDENCE FOR
2675 FLAMINGO DRIVE
 2675 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

REVISION NO. DATE COMMENT
1 **11/15/2010** **ISSUED FOR PERMITS**
2 **11/15/2010** **ASSOCIATION WITH JOSE GILBERT MANN**
3 **11/15/2010** **ASSOCIATION WITH JOSE GILBERT MANN**

JAIME RODRIGUEZ
 ARCHITECT, INC.